

**SUMNER COUNTY PLANNING COMMISSION
MINUTES
APRIL 24, 2007
5:00 P. M.**

**SUMNER COUNTY ADMINISTRATION BUILDING
355 N. BELVEDERE DRIVE
GALLATIN, TN. 37066**

MEMBERS PRESENT:

ANTHONY HOLT, CHAIRMAN
RAGAN HALL VICE-CHAIRMAN
CHARLES HAYNES
TOM GROVE
CORDELL BORDERS
LEON STRONG
CECIL RAY
ROY HIXSON
CYNTHIA HALL TEMPLETON
LUTHER BRATTON
JIM WILLIAMS
SHAWN FENNELL
BOB HENDRICKS
SAUNDRA BOYD
BILL THOMPSON

MEMBERS ABSENT:

OTHERS PRESENT:

MIKE MOULTON, PLANNING DIRECTOR
RON COOPER, STATE PLANNER
LISA WILLIAMS, ADMINISTRATIVE ASSISTANT

- **MOTION FOR APPROVAL OF THE MARCH MINUTES BY MR. FENNELL, SECONDED BY MR. WILLIAMS. MOTION APPROVED UNANIMOUSLY.**

1. PUBLIC HEARING-REZONING-REPRESENTED BY BRUCE RAINEY (3RD COUNTY COMMISSION DISTRICT) JAMES CALDWELL WAS REQUESTING TO HAVE HIS PROPERTY LOCATED ON HARTSVILLE PIKE, (“WYNFIELD ESTATES”), GALLATIN, TN., REZONED FROM R1A TO A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND FOR PRELIMINARY MASTER DEVELOPMENT PLAN APPROVAL OF “WYNFIELD ESTATES”. SUBJECT PROPERTY WILL HAVE 255 SINGLE FAMILY UNITS, CONTAINS 116.16 TOTAL ACRES, IS ON TAX MAP 111, PARCEL 24, IS ZONED RIA.

THIS WAS A PUBLIC HEARING AND WAS ADVERTISED IN THE GALLATIN NEWS EXAMINER ON APRIL 13, 2007. THE ADJOINING PROPERTY OWNERS WERE NOTIFIED BY CERTIFIED MAIL.

CHAIRMAN HOLT OPENED THE FLOOR FOR THE PUBLIC HEARING.

MR. ABLE MARSHALL CAME TO SPEAK CONCERNING THIS REQUEST. MR. MARSHALL STATED HE MOVED TO THIS LOCATION FROM A SUBDIVISION FOR A MORE PEACEFUL AND TRANQUIL LOCATION, WHICH WOULD BE DESTROYED IF THIS DEVELOPMENT IS APPROVED. HE ALSO SPOKE ABOUT CONCERNS OF MORE TRAFFIC THIS DEVELOPMENT WOULD GENERATE, AND HE DOES NOT WANT TO HAVE TO HEAR THE CONSTRUCTION NOISE FOR THE NEXT FEW YEARS. MR. MARSHALL ALSO EXPRESSED CONCERN FOR VANDALISM THAT MAY OCCUR DURING THE CONSTRUCTION PHASES. HE ALSO WOULD LIKE FOR SOME OF THE LOTS TO BE USED FOR OPEN SPACE INSTEAD OF BEING DEVELOPED.

MR. BILLY CONNER ALSO CAME FORWARD TO SPEAK REGARDING THIS REZONING. MR. CONNER EXPRESSED CONCERN OF THE AMOUNT OF TRAFFIC AND WOULD LIKE TO SEE MORE FOOTAGE FROM THE BACK OF THE PROPERTY TO THE EXISTING PROPERTIES.

CHAIRMAN HOLT CLOSED THE PUBLIC HEARING SINCE NO ONE ELSE SIGNED THE SHEET TO SPEAK.

CHAIRMAN HOLT MADE REFERENCE TO THE FAX THAT THE PLANNING OFFICE RECEIVED FROM JOHN D. STROMER II, REGARDING HIS CONCERN ON THE DRAINAGE AROUND ACCESS ROAD TO THE HIGHWAY. (FYI: THIS FAX WAS PLACED ON EACH COMMISSIONERS CHAIR PRIOR TO THE PLANNING COMMISSION MEETING)

MR. RAINEY CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST. MR. RAINEY EXPLAINED THAT THIS DEVELOPMENT HAS OVER 39% OF THIS PROPERTY AS OPEN SPACE. MR. RAINEY STATED THAT HE PURPOSELY LEFT A LARGE AREA OF OPEN SPACE BETWEEN THE EXISTING CALDWELL SUBDIVISION AND THIS DEVELOPMENT, THIS IS BASICALLY OPEN FIELD. THEY ARE ALSO PROPOSING TO COME IN AND PLANT PINES AS A QUICK GROWING SCREEN TO ISOLATE THE TWO DEVELOPMENTS. THIS DEVELOPMENT WILL BE ON SEWER. MR. RAINEY SAID THAT THEY WILL PLANT A DOUBLE ROW OF PINE TREES ALONG BETWEEN THE WYNFIELD AND CALDWELL DEVELOPMENTS. MR. RAINEY STATED THAT THE EXTERIOR BUILDING MATERIALS WILL BE LIMITED TO A MINIMUM OF 80% BRICK, OR STONE, VINYL WILL BE PERMITTED ONLY ON SOFFITS, EAVES AND DORMERS. MINIMUM HOME SIZE WILL BE 1,800 SQUARE FEET FOR ONE STORY PLUS 2 CAR GARAGE, MINIMUM HOME SIZE 1600 SQUARE FEET ON GROUND FLOOR OF 1 1/2 AND 2 STORY PLUS 2 CAR GARAGE, AND ALL OPEN SPACE WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR WYNFIELD ESTATES.

MR. RAINEY ADDRESSED THE QUESTION OF WHAT WOULD BE DONE WITH THE OPEN SPACE. MR. RAINEY STATED THERE WOULD BE ENOUGH ROOM FOR A PLAYGROUND IF NEEDED, A BALL FIELD, AND IN THE WOODED AREA WE COULD PUT A WALKING TRAIL. THERE WILL BE SIDEWALKS AND UNDERGROUND UTILITIES, THE MAIL BOXES WILL LOOK A LIKE.

MR. FENNELL QUESTIONED THE HEIGHT OF PINE TREES THAT WOULD BE PLANTED IN THE BEGINNING.

MR. RAINEY STATED HE HAS THE BEST LUCK PLANTING THE 6 TO 8 FOOT PINE TREES. MR. RAINEY STATED THAT HE WOULD ENCOURAGE THIS DEVELOPER TO PLANT THESE TREES IN THE FALL OF THIS YEAR.

MR. FENNELL ASKED MR. RAINEY IF THEY PLANNED TO LEAVE A LOT OF THE WOODED AREA BETWEEN PHASE 5 AND PHASE 6.

MR. RAINEY STATED HE WILL LEAVE AS MUCH WOODED AREA AS POSSIBLE, AND DESIGN IT MORE LIKE A PARK.

MR. HAYNES STATED FOR THE RECORD, THAT MR. JIM SVOBODA, PLANNING DIRECTOR, WOULD LIKE TO SEE THIS PROPERTY ANNEXED INTO THE CITY OF GALLATIN, AND ASKED MR. RAINEY IF HE HAD SPOKEN WITH MR. SVOBODA ABOUT THIS BEING ANNEXED.

MR. RAINEY STATED THAT HE HAS NOT TALKED TO HIM ABOUT SEVERAL PROJECTS AND THE CITY HAS NOT MADE UP THEIR MIND WHERE THEY WANT TO GO.

MR. HAYNES ASKED MR. RAINEY IF HE WAS OPEN TO HAVING ACCESSES TO THE LARGER TRACTS OF LAND ON BOTH SIDES OF THIS DEVELOPMENT.

MR. RAINEY STATED HE WOULD HAVE TO DISCUSS THIS WITH THIS CLIENT. MR. RAINEY EXPLAINED THAT HIS CONCERN WAS THE VALUE OF THIS PRODUCT WILL BE IN THE \$ 200,000.00 TO \$300,000.00 RANGE, WE DO NOT WANT TO CREATE MORE TRAFFIC THROUGH THIS PROJECT. WE DO UNDERSTAND THERE HAS TO BE LIMITED ACCESS FOR TRAFFIC PATTERNS AND SAFETY ISSUES.

MR. RAINEY STATED THAT THE ROADS IN THIS DEVELOPMENT WILL BE DEDICATED TO THE COUNTY, THE ACCESS WAY IS ONLY 50 FEET WIDE, WHICH WAS LEFT ESSENTIALLY AS AN ACCESS WAY FOR THIS PROPERTY. MR. RAINEY REPORTED THAT HE WAS GOING TO HAVE SIGNAGE, BUT DUE TO THE LIMITED AMOUNT OF AREA THAT HE HAS, AND NOT TO JEOPARDIZE THE SITE DISTANCE, JUST AS YOU GET INTO THE DEVELOPMENT THIS IS WHERE THE SIGNATURE SIGN WILL BE.

MR. HALL STATED THAT HE WOULD BE ABSTAINING FROM VOTING ON THIS DEVELOPMENT.

MR. HALL ASKED MR. RAINEY IF THERE WOULD BE ANY ACCELERATION OR DECELERATION LANE ON HIGHWAY 25?

MR. RAINEY STATED HE WILL HAVE TO MAKE APPLICATION TO THE STATE OF TENNESSEE FOR A CURB CUT AND SEE IF THEY REQUIRE THESE ACCELERATION OR DECELERATION LANES.

MR. HAYNES ASKED IF HE WAS GOING TO DO A TRAFFIC STUDY.

MR. RAINEY EXPLAINED THAT WE WAS GOING TO MEET WITH JERRY CLAIBORNE TO SEE WHAT HE RECOMMENDS. RATHER THAN SPEND \$3,000.00 TO \$4,000.00 ON A TRAFFIC STUDY, WE WILL PUT IN ACCELERATION AND DECELERATION LANES.

CHAIRMAN HOLT STATED THAT THERE WAS A COMMISSIONER IN THE AUDIENCE THAT WANTED TO SPEAK AND SINCE THE PUBLIC HEARING IS CLOSED THERE WILL NEED TO BE MOTION TO SUSPEND THE RULES TO ALLOW HIM TO SPEAK.

MOTION BY MR. HAYNES TO SUSPEND THE RULES, SECONDED BY MR. HALL. MOTION PASSED UNANIMOUSLY.

MR. SATTERFIELD CAME FORWARD TO SPEAK ABOUT THE INCREASED TRAFFIC. MR. SATTERFIELD ALSO HAS QUESTIONS ON HOW THE WATER RUN OFF WOULD BE HANDLED.

MR. RAINEY STATED THAT THERE HAS NOT BEEN ANY ENGINEERING WORK DONE ON THE PROJECT YET. MR. RAINEY STATED THAT HE IS ANTICIPATING ALLOWING FLOW THROUGH WATER, IN OTHER WORDS HE IS NOT GOING TO TRAP WATER ON ONE PERSON OR THE OTHER, JUST LET THE WATER GO WHERE IT HAS ALWAYS BEEN GOING.

MR. MOULTON REMINDED THIS BODY THAT IN OUR ZONING RESOLUTION AND SUBDIVISION REGULATIONS IT STATES THAT THE POST DEVELOPMENT RUN OFF ON THIS PROPERTY CAN NOT EXCEED PRE-DEVELOPMENT RUN OFF.

MR. RAINEY EXPLAINED THAT OF THIS 116 ACRE DEVELOPMENT, WE HAVE LEFT 45 ACRES OF OPEN SPACE, WHICH WILL ASSIST ME IN TAKING CARE OF ANY STORM WATER PROBLEMS.

MR. MOULTON STATED THAT THIS DEVELOPMENT, AS FAR AS THE REZONING REQUEST, AND THE PRELIMINARY MASTER DEVELOPMENT PLAN, THIS MEETS THE ZONING RESOLUTION FOR SUMNER COUNTY. MR. MOULTON POINTED OUT ON THE FRONT PROPERTY BUFFER BETWEEN THE EXITING LOTS AND THE FRONT OF THE PROPERTY, NOT ONLY THE OPEN SPACE, THEN BEYOND THE OPEN SPACE WHEN YOU LOOK AT THE LOTS THE BACK SETBACK IS 30 FEET, THERE WILL BE AN ADDITIONAL THIRTY FEET BETWEEN THE BACK PROPERTY LINE AND ANY STRUCTURE.

MR. RAINEY STATED THAT HE WANTED TO DISCUSS THE THIRTY (30) FOOT REAR SETBACK, HE WANTED TO GO TO A (20) FOOT REAR YARD SETBACK INTERNALLY ONLY, LEAVE THE (30) FOOT REAR SETBACK ON ALL THE PERIMETER LOTS. MR. RAINEY STATED THAT SOME OF THE PRODUCTS THEY ARE LOOKING AT MAY GET PRETTY TIGHT WITH A (30) FOOT REAR SETBACK, WE WOULD JUST NEED A LITTLE BIT MORE DEPTH.

MR. RON COOPER MADE A RECOMMENDATION TO THIS BODY THAT THEY DEFER THIS UNTIL THE REVISED SETBACK INFORMATION IS ON THE PLAT. MR. COOPER STATED HE WAS NOT TRYING TO KILL THIS DEVELOPMENT, BUT BEFORE HE TAKES THIS BEFORE THE COUNTY COMMISSION, I WANT THEM TO KNOW WHAT LOT IS WHAT.

MR. RAINEY EXPLAINED ONCE AGAIN THAT THERE WILL BE TWO CLASSIFICATIONS, INTERNAL LOTS WILL HAVE (20) FOOT REAR SETBACK, AND ALL LOTS ON THE PERIMETER WILL HAVE A (30) FOOT REAR SETBACK.

MR. COOPER STATED AS LONG AS THAT IS YOUR TWO CLASSIFICATIONS, THIS WILL BE ALRIGHT.

MR. HAYNES STATED THAT HE WOULD LIKE TO SEE ACCESS TO THE OTHER LARGE TRACTS OF LAND ADJACENT TO THIS PROJECT.

THERE WAS DISCUSSION.

MOTION BY MR. HAYNES TO DEFER FOR THIRTY DAYS, SO MR. RAINEY COULD MEET WITH THE CITY OF GALLATIN PLANNER TO SEE IF THEY ARE GOING TO ANNEX THIS AND IF NOT BRING IT BACK BEFORE THIS BODY WITH SOME ACCESS FOR THE LARGE ADJOINING TRACTS OF LAND, AND MORE DETAIL ON THE HOUSES, SECONDED BY MR. BRATTON. **MOTION FAILED.**
4 AYES: HAYNES, BRATTON, BOYD AND FENNELL
9 NAYS: GROVE, BORDERS, HIXSON, STRONG, RAY, HENDRICKS, WILLIAMS, TEMPLETON AND THOMPSON
1 ABSTENTION: HALL

MOTION BY MR. GROVE FOR APPROVAL WITH THE INTERIOR LOTS HAVING A 20 FOOT REAR SETBACK, AND THE PERIMETER LOTS HAVING A 30 FOOT REAR YARD SETBACK, SECONDED BY MR. HENDRICKS.

MOTION TO AMEND BY MR. HAYNES TO ALLOW ACCESS TO EACH LARGE TRACT OF LAND TO THE LEFT (A 40 ACRE TRACT) AND TO THE RIGHT (STEPHENSON) OF THIS PROPERTY, AND HAVE DECELERATION AND ACCELERATION LANES, SECONDED BY MR. GROVE. **MOTION FAILED.**
5 AYES: HAYNES, FENNELL, GROVE, BRATTON, AND BOYD
8 NAYS: BORDERS, HIXSON, STRONG, RAY, HENDRICKS, WILLIAMS, TEMPLETON AND THOMPSON
1 ABSTENTION: HALL

MR. RAINEY STATED THAT HE HAD ALREADY AGREED TO THE ACCELERATION AND DECELERATION LANES.

MR. RON COOPER STATED THAT THE ISSUE OF THE ACCESS NEEDS TO BE RESOLVED BEFORE IT GOES TO THE COUNTY COMMISSION.

THERE WAS MORE DISCUSSION ABOUT ACCESSING THE ADJOINING PROPERTIES.

CHAIRMAN HOLT STATED THAT A GENTLEMAN THAT HAD SPOKEN EARLIER WOULD LIKE TO SPEAK AGAIN, BUT THE RULES WOULD HAVE TO BE SUSPENDED TO ALLOW HIM TO SPEAK AGAIN.

MOTION BY MR. HIXSON, SECONDED BY MR. BRATTON TO SUSPEND THE RULES TO ALLOW HIM TO SPEAK. MOTION PASSED UNANIMOUSLY.

MR. CONNER CAME FORWARD TO STATE THAT THERE IS A HALF A MILE AT THE STEPHENSON PROPERTY THAT IS VERY LEVEL LAND IN FRONT OF THAT PROPERTY FOR SITE DISTANCE.

CHAIRMAN HOLT STATED THAT NOW IT WAS TIME TO VOTE ON THE ORIGINAL MOTION:

MOTION BY MR. GROVE FOR APPROVAL TO THE COUNTY COMMISSION WITH THE INTERIOR LOTS HAVING A 20 FOOT REAR SETBACK, AND THE PERIMETER LOTS HAVING A 30 FOOT REAR YARD SETBACK, AND THAT THERE WOULD BE A DECELERATION AND ACCELERATION LANE, SECONDED BY MR. HENDRICKS. MOTION PASSED.

**13AYES: GROVE, HENDRICKS, FENNELL, BORDERS, BOYD, BRATTON, HIXSON, STRONG, RAY, WILLIAMS, TEMPLETON, HAYNES AND THOMPSON
1 ABSTENTION: HALL**

CHAIRMAN HOLT EXPLAINED TO THE PUBLIC THAT THIS DEVELOPMENT IS NOT APPROVED, THIS BODY IS JUST RECOMMENDING APPROVAL TO THE COUNTY COMMISSION. THERE WILL BE A PUBLIC HEARING BEFORE THE COUNTY COMMISSION AND EVERYONE IS INVITED TO ATTEND.

2. PUBLIC HEARING-REZONING-REPRESENTED BY BRUCE RAINEY (4TH COUNTY COMMISSION DISTRICT) MARY LOUISE DIXON ESTATE WAS REQUESTING TO HAVE THE PROPERTY LOCATED ON 475 UPPER STATION CAMP CREEK ROAD, (“THE SUMMIT”), GALLATIN, TENNESSEE, REZONED FROM RIA TO A LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT AND REQUESTING PRELIMINARY MASTER PLAN APPROVAL OF “THE SUMMIT”. SUBJECT PROPERTY IS 115.29 ACRES, CONTAINS 239 LOTS, IS ON TAX MAP 115, PARCEL 44, AND IS ZONED RIA.

THIS WAS WITHDRAWN FROM THE AGENDA, THEREFORE NO ACTION WAS TAKEN.

3. MAPLE CREEK-FINAL MASTER DEVELOPMENT PLAN-REPRESENTED BY BRUCE RAINEY- (7TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL MASTER DEVELOPMENT PLAN APPROVAL OF 83 LOTS ON LATIMER LANE. SUBJECT PROPERTY IS ON TAX MAP 123, PARCEL 12, CONTAINS 38.02 ACRES, AND IS ZONED LOW DENSITY RESIDENTIAL PLANNED UNIT DEVELOPMENT.

MR. RAINEY CAME FORWARD TO EXPLAIN AND REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THIS PROPERTY HAS ALREADY BEEN REZONED AND THIS IS THE NEXT STEP IN OUR ADMINISTRATIVE PROCEDURE. HE NEEDS APPROVAL OF THIS PLAN SO HE CAN HAVE A BOUNDARY SURVEY RECORDED ALONG WITH THIS PLAN.

THERE WAS DISCUSSION.

MOTION BY MR. HAYNES FOR APPROVAL, SECONDED BY MR. HENDRICKS.
MOTION PASSED.

13 AYES: HAYNES, HENDRICKS, GROVE, FENNELL, BORDERS, BOYD, BRATTON,
HIXSON, STRONG, RAY, WILLIAMS, TEMPLETON, AND THOMPSON

ABSTENTION: HALL

4. PAUL D. EDENS-PRELIMINARY PLAT- REPRESENTED BY RICHARD GRAVES-(12TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY APPROVAL OF 5 LOTS ON CLEARVIEW ROAD. SUBJECT PROPERTY IS ON TAX MAP 54, PARCEL 14, CONTAINS 6.74 ACRES AND IS ZONED AGRICULTURAL.

MR. GRAVES CAME FORWARD TO REPRESENT AND EXPLAIN THIS REQUEST.

MR. GRAVES PRESENTED DOCUMENTATION THAT THE FIRE HYDRANTS HAD BEEN ESCROWED. THE FIRE HYDRANT WILL BE PLACED BETWEEN LOTS 3 AND 4.

MR. MOULTON STATED THAT HE HAD MEET ALL OF THE STAFF COMMENTS.
THERE WAS DISCUSSION.

MOTION FOR APPROVAL WITH STAFF COMMENTS BY MR. BORDERS,
SECONDED BY MR. HENDRICKS. MOTION PASSED.

13 AYES: BORDERS, HENDRICKS, FENNELL, BOYD, HIXSON, STRONG, RAY,
WILLIAMS, TEMPLETON, HAYNES, GROVE, HALL, AND THOMPSON

1 ABSTENTION: BRATTON

5. PAUL D. EDENS- FINAL PLAT- REPRESENTED BY RICHARD GRAVES-(12TH COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING FINAL APPROVAL OF 5 LOTS ON CLEARVIEW ROAD. SUBJECT PROPERTY IS ON TAX MAP 54, PARCEL 14, CONTAINS 6.74 ACRES AND IS ZONED AGRICULTURAL.

MR. GRAVES WAS PRESENT TO EXPLAIN AND REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT THIS MEETS ALL OF THE STAFF COMMENTS.
THERE WAS DISCUSSION.

MOTION FOR APPROVAL BY MR. HAYNES, SECONDED BY MR. HENDRICKS.
MOTION PASSED.

13AYES: HAYNES, HENDRICKS, BORDERS, FENNELL, BOYD, HIXSON, STRONG,
RAY, WILLIAMS, TEMPLETON, HALL, GROVE AND THOMPSON

1 ABSTENTION: BRATTON

6. BUCKLODGE SUBDIVISION-PRELIMINARY AND FINAL PLAT- REPRESENTED BY RICHARD GRAVES-(3RD COUNTY COMMISSION DISTRICT)-THEY WERE REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL OF 5 LOTS ON OLD GALLATIN ROAD. SUBJECT PROPERTY IS ON TAX MAP 60, PARCEL 30 P/O, CONTAINS 4.64 ACRES, AND IS ZONED AGRICULTURAL.

MR. GRAVES WAS PRESENT TO REPRESENT THIS REQUEST.

MR. MOULTON STATED THAT HE NEEDS TO SHOW DOCUMENTATION WHERE THE FIRE HYDRANTS HAVE BEEN ESCROWED, AND THAT ALL OTHER STAFF COMMENTS HAVE BEEN ADDRESSED.

THERE WAS DISCUSSION.

**MOTION FOR APPROVAL BY MR. GROVE, SECONDED BY MR. FENNELL.
MOTION PASSED UNANIMOUSLY.**

OTHER BUSINESS:

1. RICHARD GRAVES CAME FORWARD TO DISCUSS THE POSSIBILITY OF HAVING A MIXED USE IN A SUBDIVISION.

HE HAD A THREE OR FOUR LOT SINGLE WIDE SUBDIVISION AND THE BUYER WANTED TO PUT A NEW DOUBLEWIDE OR BUILD A HOUSE ON ONE OF THE TRACTS IN THIS SUBDIVISION. ACCORDING TO THE ORDINANCE THEY HAD TO PUT ALL SINGLEWIDES MOBILE HOMES IN THIS SUBDIVISION OR NOTHING. MR. GRAVES STATED THAT POSSIBLY THERE COULD BE SOME NEW LANGUAGE WRITTEN THAT WOULD ALLOW THEM TO BUILD A HOME OR PLACE A DOUBLEWIDE IN A SINGLEWIDE MOBILE HOME SUBDIVISION.

THERE WAS DISCUSSION.

MR. HALL QUESTIONED THE FACT WHY THEY COULD NOT DO A PLAT AMENDMENT TO THE SINGLEWIDE MOBILE HOME SUBDIVISION.

MR. MOULTON EXPLAINED TO MR. HALL THAT WOULD BE A MIXED USE SUBDIVISION.

CHAIRMAN HOLT ASKED MR. MOULTON IF WE DID REWRITE THIS LAW WOULD THIS ALLOW SOMEONE TO DOWN GRADE FROM A STICK BUILT HOME SUBDIVISION TO A SINGLE WIDE MOBILE HOME?

MR. MOULTON REPLIED TO MR. HOLT THAT THIS WOULD HAVE TO BE SPECIFIC WITH THE LANGUAGE.

THERE WAS DISCUSSION.

**MOTION BY MR. BRATTON FOR STAFF TO DO SOME RESEARCH AND BRING BACK SOME LANGUAGE FOR US TO REVIEW, SECONDED BY MR. HAYNES.
MOTION PASSED UNANIMOUSLY.**

MR. STRONG STATED HE WOULD HAVE TO RESIGN DUE TO ILLNESS, AND APPRECIATED WORKING WITH THIS BODY.

CHAIRMAN HOLT ASKED MR. STRONG IF HE WOULD CONSIDER RATHER THAN RESIGNING TO TAKE A LEAVE OF ABSENCE FOR A SHORT PERIOD OF TIME. CHAIRMAN HOLT STATED THAT MR. STRONG HAS BEEN A GREAT ADDITION TO THE PLANNING COMMISSION.

MR. STRONG STATED THAT AN ABSENCE FOR A SHORT PERIOD OF TIME WOULD BE FINE.

MEETING ADJOURNED AT 6:30 P.M.

